

# PROJECT AREA PLAN

## 3900 SOUTH CDA COMMUNITY DEVELOPMENT AREA (CDA)

REDEVELOPMENT AGENCY OF SOUTH SALT LAKE CITY,  
UTAH



**NOVEMBER, 2014**

  
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## Introduction

The Redevelopment Agency of South Salt Lake City, Utah (the “Agency”), following thorough consideration of the needs and desires of South Salt Lake City (the “City”) and its residents, as well as the City’s capacity for new development, has carefully crafted this draft Project Area Plan (the “Plan”) for the 3900 South Community Development Project Area (the “Project Area”). This Plan is the end result of a comprehensive evaluation of the types of appropriate land-uses and economic development for the land encompassed by the Project Area which lays west of 700 West between 3655 South and 3800 South. The Plan is envisioned to define the method and means of development for the Project Area from its current state to a higher and better use. The City and Agency have determined that it is in the best interest of its residents to assist in the development of the Project Area. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents of the City and other taxing districts.

The Project is being undertaken as a community development project pursuant to certain provisions of Chapters 1 and 4 of the Utah Community Development and Renewal Agencies Act (the “Act”, Utah Code Annotated (“UCA”) Title 17C). The requirements of the Act, including notice and hearing obligations, have been scrupulously observed at all times throughout the establishment of the Project Area.

### UTAH CODE §17C-4-101

## Resolution Authorizing the Preparation of a Draft Community Development Project Area Plan

Pursuant to the provisions of §17C-4-101 of the Community Development and Renewal Agencies Act (“Act”), the governing body of the Agency adopted a resolution authorizing the preparation of a draft community development project area plan on September 3, 2014.

### Utah Code §17C-4-102

## Recitals of Prerequisites for Adopting a Community Development Project Area Plan

In order to adopt a community development project area plan, the agency shall;

- ☞ Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the Project Area, and allowing public input into the Agency’s deliberations and considerations regarding the Project Area; and
- ☞ Pursuant to the provisions of §17C-4-102 of the Act, the Agency has allowed opportunity for input on the draft Project Area plan and has made a draft Project Area plan available to the public at the Agency’s offices during normal business hours, provided notice of the plan hearing, sent copies of the draft Project Area Plan to all required entities prior to the hearing, and provided opportunities for affected entities to provide feedback. The Agency held a public hearing on the draft plan on December 3, 2014.

## Definitions

As used in this Community Development Project Area Plan:

The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

The term "**Agency**" shall mean the Redevelopment Agency of South Salt Lake City, which is a separate body corporate and politic created by the City pursuant to the Act.

The term "**Base Taxable Value**" shall mean the agreed value specified in a resolution or interlocal agreement under Subsection 17C-4-201(2) from which tax increment will be collected.

The terms "**City**" or "**Community**" shall mean South Salt Lake City.

The term "**Legislative Body**" shall mean the City Council of South Salt Lake which is the legislative body for the City.

The term "**Plan Hearing**" shall mean the public hearing on the draft Project Area Plan required under Subsection 17C-4-102.

The term "**Project Area**" shall mean the geographic area described in the Project Area Plan or draft Project Area Plan where the community development set forth in this Project Area Plan or draft Project Area Plan takes place or is proposed to take place (Exhibit A & B).

The term "**Project Area Budget**" shall mean the multi-year projection of annual or cumulative revenues, other expenses and other fiscal matters pertaining to the Project Area that includes:

- ☞ the base taxable value of property in the Project Area;
- ☞ the projected Tax Increment expected to be generated within the Project Area;
- ☞ the amount of Tax Increment expected to be shared with other Taxing Entities;
- ☞ the amount of Tax Increment expected to be used to implement the Project Area plan;
- ☞ the Tax Increment expected to be used to cover the cost of administering the Project Area plan;
- ☞ if the area from which Tax Increment is to be collected is less than the entire Project Area:
  - the tax identification number of the parcels from which Tax Increment will be collected; or
  - a legal description of the portion of the Project Area from which Tax Increment will be collected; and
- ☞ for property that the Agency owns and expects to sell, the expected total cost of the property to the Agency and the expected selling price.

The term "**Project Area Plan**" shall mean the written plan that, after its effective date, guides and controls the community development activities within the Project Area. Project Area Plan refers to this document and all of the attachments to this document, which attachments are incorporated by this reference.

The term "**Taxes**" includes all levies on an ad valorem basis upon land, real property, personal property, or any other property, tangible or intangible.

The term "**Taxing Entity**" shall mean any public entity that levies a tax on any property within the Project Area.

The term **“Tax Increment”** shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the Project Area designated in the Project Area Budget as the area from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be generated from the same area using the Base Taxable Value of the property.

UTAH CODE  
§17C-4-103(1)

## Description of the Boundaries of the Proposed Project Area

A legal description of the Project Area along with a detailed map of the Project Area is attached as, respectively, **Exhibit “A”** and **Exhibit “B”** and incorporated herein. The Project Area is located in the southwest portion of the City - beginning at the intersection of 700 West and Carlisle Avenue, and ending west of 900 West. The Project Area runs along 3800 South. This area is currently made up of vacant, underutilized, and tax exempt land which once developed will create an economic benefit to South Salt Lake City and its residents. The property encompasses approximately 61 acres of land.

As delineated in the office of the Salt Lake County Recorder, the Project Area encompasses all of the parcels detailed in Table I: Property Description

Table I: Property Description

Taxable Property Schedule (2014)		
Parcel_ID	Owner	Acres
15-35-200-036	Utah Transit Authority	48.35
15-35-200-009	Utah Transit Authority	5.64
12-35-200-006	Utah Transit Authority	3.51
12-35-200-008	Utah Transit Authority	2.22
15-35-400-124	Utah Transit Authority	1.28
<b>Total</b>		<b>61.00</b>

UTAH CODE  
§17C-4-103(2)

## General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They Will be Affected by the Community Development

### General Land Uses

A significant amount of property within the Project Area consists of vacant and underutilized property not generating full beneficial tax base to the City or other taxing entities. Table I summarizes the approximate acreage of existing land uses by land use type.

**TABLE 1: LAND USES**

Type	Acres	% of Area
Other*	61.00	100%
<b>Total</b>	<b>61.00</b>	<b>100%</b>

\*Other includes tax exempt land currently owned by UTA

The Project Area currently consists primarily of vacant, tax exempt land. This Plan is consistent with the General Plan of the City and promotes economic activity by virtue of the land uses contemplated.

Any zoning change, amendment or conditional use permit necessary to the successful development contemplated by this Plan shall be undertaken in accordance with the requirements of the revised Ordinances of South Salt Lake City, and all other applicable laws including all goals and objectives in the City's General Plan.

## Layout of Principal Streets

There are four City roads within the Project Area. The Project Area map, provided in **Exhibit "A"**, shows the principal streets in the area.

## Population Densities

Currently, there is no residential development within the Project Area.

## Building Intensities

new development within the Project Area will be required to meet all current or amended zoning requirements and design or development standards.

UTAH CODE  
§17C-4-103(3)

## Standards Guiding the Community Development

### Development Objectives

The Agency and City desire to maintain a high-quality mixed-use development within the City. This development will comprise of a mix of commercial flex space and residential units. The Agency and City want to guide development in order to ensure development standards blend harmoniously with the character of the City.

### Design Objectives

In order to provide maximum flexibility in the development and redevelopment of the Project Area, and to encourage and obtain the highest quality in development and design, specific development controls for the uses identified above are not set forth herein. Each development proposal in the Project Area will be subject to appropriate elements of the City's General Plan; the Land Use Ordinances of the City, including adopted Design Guidelines pertaining to the area; institutional controls, deed restrictions if the property is acquired and resold by the Agency, other applicable building codes and ordinances of the City; and, as required by ordinance or agreement, review and recommendation of the Planning Commission and approval by the Agency.

Each development proposal by an owner, tenant, participant or developer shall be accompanied by site plans, development data and other appropriate material that clearly describes the extent of proposed development, including land coverage, setbacks, height and massing of buildings, off-street

parking and loading, use of public transportation, and any other data determined to be necessary or requested by the Agency or the City.

UTAH CODE  
§17C-4-103(4)

## How the Purposes of this Title Will Be Attained By Community Development

It is the intent of the Agency, with the assistance and participation of private developers and property owners, to facilitate new quality development and improve existing private and public structures and spaces. This enhancement to the overall living environment and the restoration of economic vitality to the Project Area will benefit the community, the City, the County and the State.

The purposes of the Act will be attained as a result of the proposed Project Area by accomplishing the following items:

### **Provision for Commercial, Industrial, Public, Residential or Any Combination of These Uses**

The Project Area Plan allows for commercial, retail, office, light manufacturing, and residential uses. Increased employment in the Project Area will create new jobs that will benefit residents throughout the City and the County.

UTAH CODE  
§17C-4-103(5)

## Conformance of the Proposed development- to the Community's General Plan

This Plan and the development contemplated thereby conform to the City's General Plan and City Code.

UTAH CODE  
§17C-4-103(6)

## Describe any Specific Project or Projects that are the object of the Proposed Community Development

The primary development within the Project Area will be residential and commercial flex space. The objectives of the Agency include pursuing development of vacant parcels of property within the Project Area, installation and upgrade of public utilities in the Project Area, and providing assistance to current and future land owners who have a desire to expand or change the use of their property, which will result in an economic increase to the Agency and City.

UTAH CODE  
§17C-4-103(7)

## Method of Selection of Private Developers to undertake the Community Development and Identification of Developers Currently Involved in the Process

The City and Agency will select or approve such development as solicited or presented to the Agency and City that meets the development objectives set forth in this plan. The City and Agency retain the right to approve or reject any such development plan(s) that in their judgment do not meet the development intent for the Project Area. The City and Agency may choose to solicit development through an RFP or RFQ process, through targeted solicitation to specific industries, from inquiries to the City, EDC Utah, and/or from other such references.

The City and Agency will ensure that all development conforms with this plan and is approved by the City. All potential developers will need to provide a thorough development plan including sufficient financial information to provide the City and Agency with confidence in the sustainability of the development and the developer. Such a review may include a series of studies and reviews including reviews of the Developers financial statements, third-party verification of benefit of the development to the City, appraisal reports, etc.

Any participation between the Agency and developers and property owners shall be by an approved agreement.

UTAH CODE  
§17C-4-103(8)

## Reason for Selection of the Project Area

The 3900 South Project Area was selected by the Agency as an area within South Salt Lake City that presents an opportunity to strengthen the economic base of the City. In addition the Agency has determined there is a need to provide incentives to land owners and potential developers to improve and redevelop existing properties. Boundaries of the Project Area were determined by the Agency after a review of a study area by members of the City's economic development committee, staff, and consultant.

UTAH CODE  
§17C-4-103(9)

## Description of Physical, Social and Economic Conditions Existing in the Project Area

### Physical Conditions

The Project Area consists of approximately 61.00 parcel acres of relatively flat, publicly owned land as shown on the Project Area map.

### Social Conditions

The Project Area suffers from a lack of social connectivity and vitality. There are no residential units. There are currently no parks, libraries, or other social gathering places in the Project Area.

### Economic Conditions

The area has suffered from a lack of reinvestment related to: 1) physical dilapidation and overall unattractive appearance of the area; and 2) lack of cohesiveness.



UTAH CODE  
§17C-4-103(10)

## Description of any Tax Incentives Offered Private Entities for Facilities Located in the Project Area

Tax Increment arising from the development of the Project may be used for public infrastructure improvements, Agency requested improvements and upgrades, both off-site and on-site improvements, land incentives, desirable Project Area improvements, and other items as approved by the Agency. Subject to provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances.

In general, tax incentives may be offered to achieve the community development goals and objectives of this plan, specifically to:

- ☐ Foster and accelerate economic development;
- ☐ Stimulate job development;
- ☐ Promote the use of transit and the walkability of the area;
- ☐ Make needed infrastructure improvements to roads, street lighting, water, storm water, sewer, and parks and open space;
- ☐ Promote an urban environment where residents can live, work, and play;
- ☐ Assist with property acquisition and/or land assembly; and
- ☐ Provide attractive development for high-quality commercial/light industrial tenants.

The Project Area Budget will include specific participation percentages and timeframes for each taxing entity. Furthermore, a resolution and Interlocal Agreement will formally establish the participation percentage and timeframe for each taxing entity.

UTAH CODE  
§17C-4-103(11)

## Anticipated Public Benefit to be Derived from the Community Development

UTAH CODE  
§17C-4-103(11)(a)

### The Beneficial Influences Upon the Tax Base of the Community

The beneficial influences upon the tax base of the City and the other Taxing Entities will include increased property tax revenues and job growth. The increased revenues will come from the property values associated with new construction in the area, as well as increased land values that may occur, over time, in the area generally. Property values include land, buildings and personal property (machines, equipment, etc.).

There will also be a beneficial impact on the community through increased construction activity in the area. Positive impacts will be felt through construction wages paid, as well as construction supplies purchased locally.

UTAH CODE  
§17C-4-103(11)(b)

### The Associated Business and Economic Activity Likely to be Stimulated

Other business and economic activity likely to be stimulated includes increased spending by new and existing residents within the City and employees in the Project Area and in surrounding areas. This

includes both direct and indirect purchases that are stimulated by the spending of the additional employees in the area.

Businesses will likely make purchases that may eventually result in increased employment opportunities in areas such as the following: office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, and office and printing services.

Employees may make some purchases in the local area, such as convenience shopping for personal services (haircuts, banking, dry cleaning, etc.). The employees will not make all of their convenience or personal services purchases near their workplace and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity of the workplace (assuming the services are available).

## Necessary and Appropriate Analysis

Authority to take action or enter into agreements under this Plan shall be vested exclusively in the Agency's Governing Board. The Agency's Governing Board shall be authorized to delegate this authority pursuant to resolutions approved by the Board. The administration and enforcement of this Plan and any documents implementing this Plan shall be performed by the Agency and/or City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, agreements or any recorded provisions which are expressly for the benefit of owners of property in the project Area may be enforced by such owners.

The particulars of any contemplated development will be set out in a participation agreement between the Agency and the participant requesting assistance.

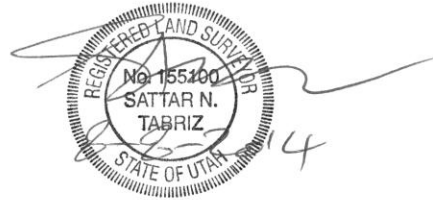
Before any future development agreement or participation agreement under the Plan may be entered into and/or executed by the Agency, the Agency may hold a public hearing on the proposed agreement. The Agency may prepare or require the developer/participant to prepare a feasibility analysis and a necessary and appropriate analysis with respect to all new projects being proposed and with respect to the ongoing feasibility of the overall Project being implemented pursuant to this Plan. The purpose of this provision is to assure that the feasibility, necessity, appropriateness, the nature, extent of, and need for any public subsidy or other assistance, and the likely public benefit of new projects is reviewed on their own merits and in the context of implementing this Plan as a whole before any particular projects are approved, thereby assuring that substantial and effective measures are being taken, or have been taken, that are reasonably designed to mitigate any harm, damage, or disadvantage as may be suffered as a result of development within the Project Area by owners of property, or tenants within the Project Area.

## EXHIBIT A

### Legal Description of Project Area: 700 West CDA



**Ward Engineering Group**  
 Planning, Engineering, Surveying  
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 231 West 800 South, Salt Lake City, UT 84101  
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A PARCEL OF LAND LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SAID PARCEL ALSO SITUATED IN BLOCKS 3 AND 4, TEN ACRE PLAT "B", BIG FIELD SURVEY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CARLISLE PLACE PUD AS RECORDED IN BOOK 2013P AT PAGE 170 AND AS ENTRY NO. 11713447 OF THE SALT LAKE COUNTY RECORDS, SAID NORTHEAST CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 700 WEST STREET AND 330.00 FEET NORTH 00°02'50" WEST OF THE SOUTHEAST CORNER OF LOT 16 BLOCK 4, TEN ACRE PLAT "B", BIG FIELD SURVEY PER THAT BOUNDARY LINE AGREEMENT RECORDED IN BOOK 5967 AT PAGE 2488 AND AS ENTRY NO. 4532208 OF SAID RECORDS, SAID NORTHEAST CORNER OF CARLISLE PLACE PUD ALSO BEING NORTH 00°02'50" WEST 351.00 FEET ALONG THE MONUMENT LINE AND SOUTH 89°57'10" WEST 33.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF CARLISLE PARK LANE (3800 SOUTH STREET) AND 700 WEST STREET, FROM WHICH THE MONUMENT AT THE INTERSECTION OF BILLINIS ROAD (3560 SOUTH STREET) AND 700 WEST STREET BEARS NORTH 00°02'50" WEST 2050.96 FEET AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°02'50" WEST 675.48 FEET TO THE SOUTHEAST CORNER OF CARLISLE AVENUE AS RECORDED IN BOOK 5089 AT PAGE 846 AS ENTRY NO. 3423749 AND PER CORRECTION SPECIAL WARRANTY DEED RECORDED IN BOOK 5107 AT PAGE 573 AND AS ENTRY NO. 3439846 OF SAID RECORDS; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°02'50" WEST 146.34 FEET; THENCE PERPENDICULAR TO SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°57'10" WEST 7.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CARLISLE AVENUE; THENCE ALONG SAID NORTHERLY LINE SOUTHWESTERLY 62.94 FEET ALONG A 40.01 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°07'35" AND A LONG CHORD OF SOUTH 45°00'57" WEST 56.65 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ITS WESTERLY EXTENSION NORTH 89°55'15" WEST 1,536.90 FEET TO THE WEST LINE OF 900 WEST STREET; THENCE ALONG AN EXISTING CHAIN LINK FENCE AND ITS WESTERLY EXTENSION SOUTH 89°51'39" WEST 1,085.95 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE SOUTH 00°00'59" EAST 539.83 FEET TO THE NORTH LINE OF RIVER RUN CONDOMINIUMS PHASE 6 PARCEL 2 RECORDED IN BOOK 98-9P AT PAGE 245 AND AS ENTRY NO. 7082360 IN SAID RECORDS; THENCE ALONG SAID NORTH LINE NORTH 89°56'38" EAST 261.28 FEET (NORTH 89°57'10" EAST BY PLAT) TO AN EXISTING 6 FOOT CHAIN LINK FENCE AND THE BOUNDARY OF THE GRANGER-HUNTER IMPROVEMENT DISTRICT PARCEL AS RECORDED IN BOOK 7660 AT PAGE 600 AND AS ENTRY NO. 6637086 OF SAID RECORDS AND PER RECORD OF SURVEY MAP NO. S95-03-0128 SHEET 2 OF 3, FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE; THENCE ALONG SAID CHAIN LINK FENCE AND BOUNDARY THE FOLLOWING (4) COURSES: (1) NORTH 00°01'51" EAST 3.91 FEET (NORTH 00°02'23" EAST); (2) SOUTH 89°56'46" EAST 182.10 FEET (SOUTH 89°56'14" EAST 182.10 FEET); (3) SOUTH 00°01'30" WEST 199.74 FEET (SOUTH 00°02'02" WEST 199.74 FEET); AND (4) NORTH 89°49'05" WEST 158.53 FEET (NORTH 89°48'33" WEST 158.53 FEET); THENCE ALONG SAID BOUNDARY SOUTH 00°00'36" WEST 353.52 FEET (SOUTH 00°01'08" WEST 353.54 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF CARLISLE PARK LANE PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES: (1) NORTH 89°56'38" EAST 470.44 FEET (NORTH 89°57'10" EAST); (2) EASTERLY 80.78 FEET ALONG A 375.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 80.62 FEET;

(3) SOUTH 77°43'49" EAST 41.53 FEET (SOUTH 77°43'17" EAST 41.53 FEET); (4) EASTERLY 69.81 FEET ALONG A 324.50 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°19'33" AND A LONG CHORD OF SOUTH 83°53'35" EAST 69.67 FEET; (5) NORTH 89°56'38" EAST 3.98 FEET (NORTH 89°57'10" EAST); THENCE SOUTH 0°00'32" EAST 51.00 FEET TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF SAID CARLISLE AVENUE AND THE WESTERLY RIGHT OF WAY LINE OF 900 WEST STREET PER ROAD DEDICATION PLAT AS RECORDED IN BOOK 97-4P AT PAGE 98 AND AS ENTRY NO. 6607993 OF SAID RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 0°00'32" EAST 510.20 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF 3900 SOUTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 87°13'44" EAST 66.08 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID 900 WEST STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0°00'32" WEST 510.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CARLISLE AVENUE AND THE EASTERLY LINE OF SAID 900 WEST STREET; THENCE NORTH 0°00'32" WEST 47.00 FEET TO A POINT ON NORTHERLY RIGHT-OF-WAY LINE OF SAID CARLISLE AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°56'38" EAST 1219.97 FEET THE BOUNDARY OF SAID CARLISLE PLACE PUD; THENCE ALONG SAID BOUNDARY THE FOLLOWING (2) COURSES: (1) NORTH 00°02'50" WEST 331.07 FEET (NORTH 00°02'50" WEST 331.00 FEET); AND (2) NORTH 89°57'10" EAST 435.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION LYING IN CARLISLE PARK LANE

CONTAINING 2657152 SQUARE FEET OR 61.00 ACRES.

## EXHIBIT B

## Project Area Map

